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March 27, 2006

The Honorable R. James Nicholson  
Secretary  
Department of Veterans Affairs  
810 Vermont Avenue, NW  
Washington, D.C. 20420-0002

Dear Secretary Nicholson:

As the Capital Asset Realignment for Enhanced Services (CARES) process progresses, we are writing to request the following information about assumptions, data and background materials the VA and its contractors will use to make recommendations for the West Los Angeles VAMC.

### CARES contracts and reports

1. Copies of all CARES contracts and contract modifications related to the West LA VAMC between the VA and PricewaterhouseCoopers (PwC), including Contract Number V776P-0515 (whether awarded by the VA or by another federal agency acting on its behalf), and any subcontract and subcontract modification between PwC and any other contractor or vendor, including but not limited to, Enterprise Solutions, MicroTech, or its partners, including CB Richard Ellis.
2. Copies of all contracts and contract modifications to develop capital use or capital plan options, or re-use plans or re-use options, for the West LA VAMC, whether awarded by the VA or by another federal agency acting on its behalf.
3. VA documents given to PwC, MicroTech, Enterprise Solutions and any other contractor or vendor for CARES analysis of the West LA VAMC and any CARES documents generated by PwC, MicroTech, Enterprise Solutions and any other contractor or vendor.
4. Copies of any audits of programs or finances at the West LA VAMC, whether conducted by the VA itself, by another federal agency acting on behalf of the VA, or under contract with a private-sector auditing firm.

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5. Copies of all CARES documents relating to the definition of 'commercial' including but not limited to, the June 9, 2005 informational paper compiled for you and the directive dated July 5, 2005 to OSI.
6. A description of land use planning expertise of PwC, Enterprise Solutions, MicroTech and its partners, including CB Richard Ellis, and all other vendors and contractors.

**West LA VA budget, revenues and expenditures**

7. Copies of all current land agreements and modifications, including but not limited to, revocable licenses, enhanced sharing agreements, enhanced use agreements, mineral rights leases, federal leases, local leases and memorandum of agreements for the West LA VAMC.
8. Copies of short-term agreements and modifications, including operational agreements, for the years 2003 through the present, including one-day agreements, together with a detailed record of revenue generated by land agreements and how those revenues were allocated.
9. A detailed copy of the budget for the West LA VA for 2003 through the present, including monies allocated by the government or private sources, and all expenses, including patient care, operating expenses, salary and services.

**Forecasts of needs and services at the West LA VA**

10. VA documents given to PwC, Enterprise Solutions, MicroTech and any other contractor or vendor concerning projected numbers of returning and enrolling veterans at the West LA VAMC, including but not limited to, the Milliman Actuarial Study, and any documents generated by those companies or any other contractor or vendor concerning projected numbers of returning and enrolling veterans.
11. Documents the VA used to develop projected numbers of returning and enrolling veterans at the West LA VAMC.

**Serving the needs of homeless veterans**

12. The California Department of Veterans Affairs (CDVA) has reported that there are more veterans living within a 50-mile radius of the West LA VA than in 42 other states combined. A recent report issued by the Los Angeles Homeless Services Agency (LAHSA) found that of the 82,291 homeless people in Los Angeles County, 15,420 of them are homeless veterans. Given this overwhelming population of homeless veterans

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in Los Angeles County, please provide my office with the VA's plans to address homelessness in the LA area during the CARES process.

**Environmental documents**

13. Please provide all documents given to PwC, Enterprise Solutions, MicroTech and any other contractor or vendor regarding environmental issues and hazards at the West LA VAMC.
14. Please provide all environmental studies and research conducted on behalf of the VA or its contractors regarding the West LA VAMC since the issuance of the August 2005 Stage I Summary Report Appendix.
15. What is contained in the 10 underground storage tanks at the West LA VAMC and when were they last tested for leaks?
16. Who removed the excavated radioactive medical waste that was beneath or near the site where the Brentwood School has constructed athletic fields? Where is the off-site disposal area? Has the public been informed that contaminants are buried under or near the location of the Brentwood School athletic facility? Whose decision was it to leave the non-excavated radioactive medical waste in place?
17. Is VA aware of any other hazardous material dumps on any part of the current or former VA West LA property? If so, please describe in them detail, including type of material dumped and remediation or removal date.
18. Has the VA conducted remediation on any of the buildings at the West LA VAMC found to have Lead-Based Paint (LBP), Asbestos Containing Materials (ACM) or mold? If so, when and how was the remediation conducted and which buildings were remediated?
19. Please provide any and all engineering reports and environmental reports regarding Radioactive Material Storage, Lead Based Paint (LBP), Asbestos Containing Materials (ACM), Underground Storage Tanks (UST), Medical Waste Disposal Areas, Solid Waste Disposal, and Mold and Methane Gas at the West LA VAMC.

Please provide the information requested by April 28, 2006.

Sincerely,



Tom Davis  
Chairman



Henry A. Waxman  
Ranking Minority Member